

1 BILL NO. R-81-08- 25

2 DECLARATORY RESOLUTION NO. R- 87-81

3
4 A DECLARATORY RESOLUTION designating
5 an "Urban Development Area" under
6 I.C. 6-1.1-12.1.

7 WHEREAS, Petitioner has duly filed its Petition dated
8 August 12, 1981, to have the following described property desig-
9 nated and declared an "Urban Development Area" under Division 6,
10 Article II, Chapter 2 of the 1974 Municipal Code and I.C.
11 6-1.1-12.1, to-wit:

12 Lots 38-42 in Whites Second Addition,
13 and Lots 91-93 in Winches First,
14 Second and Third Additions,

15 located at and commonly known as:

16 1511 Wabash
17 Fort Wayne, Indiana.

18 WHEREAS, it appears that said Petition should be pro-
19 cessed to final determination in accordance with the provision
20 of said Division 6.

21 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
22 THE CITY OF FORT WAYNE, INDIANA:

23 SECTION 1. That, subject to the requirements of Section
24 2 below, the above described property is hereby designated and
25 declared an "Urban Development Area" under I.C. 6-1.1-12.1.

26 SECTION 2. That the foregoing is subject to:


27 (a) An affirmative ("Do Pass") recommendation
28 by the Fort Wayne Redevelopment Commission,
29 after due hearing, analysis and study in
30 accordance with the provisions of Division 6,
31 Article II, Chapter 2 of the Municipal Code of
32 the City of Fort Wayne, Indiana of 1974.

(b) Final confirmation hereof by due passage
upon the final vote hereon.

SECTION 3. That this Resolution shall be effective upon
passage and approval by the Mayor.


COUNCILMAN

APPROVED AS TO FORM AND
LEGALITY AUGUST 21, 1981.


BRUCE O. BOXBERGER, CITY ATTORNEY

Read the first time in full and on motion by Sia Junta seconded by Burns, and duly adopted, read the second time by title and referred to the Committee Regular (and the City Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on the day of , 19 , at o'clock M., E.S.T.

DATE: 8-25-81

Charles W. Westerman
CHARLES W. WESTERMAN
CITY CLERK

Read the third time in full and on motion by Sia Junta seconded by J. Nichols, and duly adopted, placed on its passage. PASSED (Lost) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
TOTAL VOTES	<u>9</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
BURNS	<u>5</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
EISBART	<u>5</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
GIAQUINTA	<u>5</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
NUCKOLS	<u>5</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
SCHMIDT, D.	<u>5</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
SCHMIDT, V.	<u>5</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
SCHOMBURG	<u>5</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
STIER	<u>5</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
TALARICO	<u>5</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

DATE: 11-16-81

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL) (APPROPRIATION) ORDINANCE (RESOLUTION) No. B-87-81 on the 10th day of November, 1981.

ATTEST:
Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

(SEAL)
John Nuckols
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 12th day of November, 1981, at the hour of 10:00 o'clock A M., E.S.T.

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this 17th day of November 1981, at the hour of 1:00 o'clock P M., E.S.T.

Winfield C. Moses, Jr.
WINFIELD C. MOSES, JR.
MAYOR

BILL NO. _____

R-81-08-25 \

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON Regulations TO WHOM WAS REFERRED AN
ORDINANCE A DECLARATORY RESOLUTION designating an "Urban Development
Area" under I.C. 6-1,1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

MARK E. GIAQUINTA, CHAIRMAN

SAMUEL J. TALARICO, VICE CHAIRMAN

VIVIAN G. SCHMIDT

JAMES S. STIER

DONALD J. SCHMIDT

Mark E. Giaquinta

Samuel J. Talarico

Vivian G. Schmidt

James S. Stier

Donald J. Schmidt

CONCURRED IN

DATE 11-10-81 CHARLES W. WESTERMAN, CITY CLERK

RESOLUTION NO. 81-47

RESOLUTION OF FORT WAYNE REDEVELOPMENT
COMMISSION, GOVERNING BODY OF CITY OF
FORT WAYNE, DEPARTMENT OF REDEVELOPMENT
RECOMMENDING TO THE COMMON COUNCIL OF
THE CITY OF FORT WAYNE ADOPTION OF THE
DECLARATORY RESOLUTION DESIGNATING A
PARCEL OF REAL ESTATE AS AN URBAN
DEVELOPMENT AREA

WHEREAS, following the introduction of a Declaratory Resolution by the Common Council of the City of Fort Wayne Concerning an abatement of taxes for certain "urban development areas", said Resolution was forwarded to the Fort Wayne Redevelopment Commission for a public hearing and recommendation to the Common Council of the City of Fort Wayne; and

WHEREAS, the Fort Wayne Redevelopment Commission caused notice of the introduction of said Resolution, and purport thereof, to be published, and notice of the fact that maps and plats could be inspected together with said Declaratory Resolution at the office of the Redevelopment Commission, and that a public hearing would be held on October 14, 1981, at 7:30 P.M. (EST) in the Board of Works Hearing Room of the City-County Building in the City of Fort Wayne, Indiana, at which Hearing remonstrances and objections from persons interested in or affected by the proceedings pertaining to the Declaratory Resolution would be received and heard by the Commissioners and the Commissioners after considering the same would take final action either approving, or modifying and approving, or rescinding the Declaratory Resolution, which notice was published in the Fort Wayne Journal-Gazette and the Fort Wayne News-Sentinel once each week for two (2) consecutive weeks, the last publication in each instance being at least ten (10) days before the date fixed for the hearing; and

WHEREAS, said public hearing was held on October 14, 1981, at the time and place mentioned in the public notice; and

WHEREAS, at said meeting, the Commission stated that it would, and it did, afford an opportunity to all persons and organizations, including representatives of organizations, to express their views with respect to said Declaratory Resolution; and

WHEREAS, the Commission requested all persons desiring to file written remonstrances or objections to do so at said meeting; and

WHEREAS, the Commission has heard all persons who have expressed views or voiced any objections to said Declaratory Resolution, has considered their objections so voiced, and therefore, the Commission is prepared to take final action on said Declaratory Resolution; and

WHEREAS, the Commission, after careful consideration of comments and objections made at said hearing and upon further review of the entire proceedings, finds that the following-described parcel of real estate lies within a geographic area located within the corporate limits of the City of Fort Wayne which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property, to-wit:

Lots 38-42 in Whites' Second Addition, and
Lots 91-93 in Winches First, Second and
Third Additions,

located at and commonly known as:

1511 Wabash
Fort Wayne, Indiana

NOW, THEREFORE, be it resolved that the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment, does hereby find and recommends designation of the above-described parcel of real estate in the City of Fort Wayne, Indiana, as an "urban development area" for purposes of I.C. 6-1-12.1, as enacted by the General Assembly of the State of Indiana.

BE IT FURTHER RESOLVED that the Commission now declares that the above-described parcel of real estate lies within a geographic area within the corporate limits of the City of Fort Wayne, which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property.

BE IT FURTHER RESOLVED that the above-described parcel of real estate and the proposed use of the parcel for redevelopment or rehabilitation are in furtherance of the City development objectives.

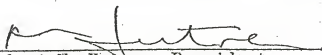
BE IT FURTHER RESOLVED that the designation "urban development area" shall be effective only:

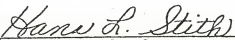
1. relative to the projects of redevelopment or rehabilitation described by the property owners in data and documentation submitted to the Common Council of the City of Fort Wayne,
2. if said project for redevelopment or rehabilitation is initiated within two (2) years from the date of this designation, and
3. for a period of ten (10) years after the date of this designation.

BE IT FURTHER RESOLVED that the adoption of the Declaratory Resolution designating said parcel of real estate as an "urban development area" is now hereby recommended to the Common Council of the City of Fort Wayne.

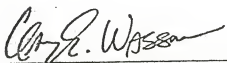
ADOPTED at a public meeting of the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment in the Board of Works Hearing Room on the 9th Floor of the City-County Building in the City of Fort Wayne, Indiana, which meeting was called and held at 7:30 P.M. (EST) on October 14, 1981, and duly recorded in the records of said Fort Wayne Redevelopment Commission.

FORT WAYNE REDEVELOPMENT COMMISSION

By 
Robert W. Huther, President

By 
Hana L. Stith, Secretary

ATTEST:


Gary E. Wasson, Executive Director

ADOPTED: October 14, 1981



OFFICE OF THE CITY CLERK

THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

charles w. westerman, clerk -:- room 122

August 14, 1981

Bruce O. Boxberger, City Attorney
8th Floor
City-County Building
One Main Street
Fort Wayne, IN 46802

Dear Mr. Boxberger:

Please find enclosed an Application for consideration for designation as an urban development area with attached receipt for the \$50.00 filing fee from Wayne Metal Protection Company

As per procedure established by Resolution No. R-80-79, I am requesting that your department prepare a Declaratory Resolution, which designates an "urban development area" (qualification for tax abatement), should be prepared in accordance with Resolution No. R-80-79 and Public Law No. 69, Acts of 1977, as amended by Public Law No. 56, Acts of 1979.

Sincerely yours,

Charles W. Westerman
City Clerk

CWW/ne
Enclosures

CITY CLERK'S OFFICE
Room 122 C - County Bldg.
One East Main Street
Fort Wayne, Indiana 46802

NO. 16

August 13 1971

RECEIVED FROM Robert L. Brown

Twenty & 00/100 DOLLARS

Account Total \$ 20.00

Amount Paid \$ —

Balance Due \$ 20.00

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

WAYNE METAL PROTECTION COMPANY, INC.

1511 Wabash Avenue
Fort Wayne, Indiana 46803

August 13, 1981

Charles W. Westerman, Clerk
City of Fort Wayne
City-County Building
One Main Street
Fort Wayne, Indiana 46802

Gentlemen:

Enclosed is an application for designation as an "Urban Development Area" of the factory site which we occupy at 1511 Wabash, Fort Wayne, Indiana.

Should you need any additional data other than that submitted, please let us know.

We are presently soliciting financing but anticipate that it will be impossible to complete the proposed improvements without a designation that the improvements are being made within an Urban Development Area. The property is located adjacent to the main line of the Pennsylvania Railroad station, and is in a neighborhood which is rapidly deteriorating. After agonizing and careful consideration we have determined to remain at our location at 1511 Wabash Avenue where we have operated, for many years. The anticipated expansion will add approximately ten places of employment for people that reside in the immediate surrounding area around Wabash Avenue, a great many of whom are presently unemployed. The property in the present area of our factory is underutilized, homes are currently being abandoned, and the use of the property as an expansion of our factory facility constitutes the highest and best use available. Some months ago the City Plan Commission redesignated the area of the proposed construction as being located within an "M-2" manufacturing area in order to permit the proposed construction improvements. One alley between the current property and the site

Charles W. Westerman, Clerk

August 13, 1981

Page Two

of the proposed construction improvement has been vacated, the utilities have been relocated, and some of the ground has been prepared for construction. We have not, however, finalized our financing nor let a contract and we anticipate withholding such final decision until action has been taken under the Urban Development Act.

Very cordially yours,

WAYNE METAL PROTECTION COMPANY, INC.

BY

A handwritten signature in blue ink, appearing to read "Daniel P. Clemens", is written over a horizontal line.

Daniel P. Clemens, President

APPLICATION FOR CONSIDERATION FOR
DESIGNATION AS AN URBAN DEVELOPMENT AREA

This application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Redevelopment Commission of the City of Fort Wayne reviews this application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977. The Redevelopment Commission makes no representation as to the effect of a designation granted by the Commission for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

1. Address of Property _____
1511 Wabash

Street Boundaries (if applicable) _____
n/a

2. Legal Description of Property _____
Lots 38-42 in Whites Second Addition,
and Lots 91-93 in Winches First,
Second and Third Additions

3. Township Wayne

4. Taxing District Allen County

5. Current Zoning District _____
M-2

6. Variance Grant (if any) none

7. Owner(s) _____
Wayne Metal Protection
Company

8. Address of Owner(s) _____
1511 Wabash Avenue

9. Telephone Number _____
426-8003

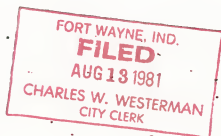
10. Agent of Owner (if any) _____
none

11. Address _____

12. Telephone Number _____

13. Relationship of Agent _____
to Owner

14. Instrument Number of _____
Commitments or Covenants
Enforceable by City (if
any) _____



15. Current Use of Property

- (a) How is property presently used? The property is used as a factory.
- (b) What structure(s) (if any) are on the property? A factory building.
- (c) What is the condition of this structure/these structures? Good.

16. Current Assessment on Land and Improvements

- (a) What is the amount of latest assessment? \$20,100
- (b) What is the amount of total property taxes paid the immediate past year? (indicate amount of land assessment and assessment on improvements) \$1,334.44

17. Description of Project A factory addition.

18. Development Time Frame

- (a) When will physical aspects of development or rehabilitation begin? within 90 days
- (b) When is completion expected? within 180 days

19. Cost of project (not including land cost) \$80,000 (more or less)

20. Permanent Jobs Resulting from Completed Project

- (a) How many permanent employees will be employed at or in connection with the project after it is completed? Twenty (20).
- (b) What kind of work will employees be engaged in? Factory.

(c) How many jobs new to Fort Wayne will be created as a result of project completion? fact

21. Additional municipal services necessitated by project (e.g. enlargement of sewer, improvement of streets) none
-
-
-

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property." The property and all adjacent property is in a dilapidated
Addition. This is a former residential area which has principally become
abandoned and families no longer live in the area. Most of the properties
are vacant and unused. It is not an ideal factory site because of a difficult
location, the dangerous conditions, and the deteriorating social climate.
It is therefore, obsolete and substandard in nature and clearly a "blighted
area".

23. Furtherance of City Development Objectives (circle letter and explain)

- (a) Will the project improve utilization of vacant underutilized land? This will utilize land that is presently worthless and create an expansion of the existing industrial uses in the area.
-
- (b) Will the project improve or replace a deteriorated or obsolete structure? No. The property is currently vacant. Involved, however, will the destruction and removal of one dilapidated building.
-

- (c) Will the project preserve a historically or architecturally significant structure? No.
- (d) Will the project contribute to the conservation and/or stability of a neighborhood? Yes: It will provide employment for people living in the area who are currently substantially under-employed.
- (e) Will the project provide a more attractive appearance for the City (e.g. restoration of a facade, landscaping, new design)? A new faculty building and excellent physical condition.

24. Zoning Restrictions

Will this project require a rezoning, variance or approval before construction is initiated?

 Yes X No

I hereby certify that the information and representations on this application are true and complete.

WAYNE METAL PROTECTION COMPANY

By: Daniel P. Clements, Pres.
Signature(s) of Owner(s)
Daniel P. Clements, President

Date

1 July 1980

12 Aug 1991

FORT WAYNE REDEVELOPMENT COMMISSION

DATE: October 19, 1981
TO: Councilman Mark Giaquinta
FROM: Council Committee on Regulations
Gary E. Wasson, Executive Director
SUBJECT: City Council Bill No. 81-08-25
Tax Abatement - 1511 Wabash Avenue

Background: On August 25, 1981, Declaratory Resolution No. 81-08-25 was introduced in City Council requesting designation of the property located at 1511 Wabash Avenue as an "Urban Development Area" for purposes of tax abatement. The Resolution was then referred to the Regulations Committee. In accordance with Resolution No. 12-80-79, the Declaratory Resolution was then referred to the Redevelopment Commission for a Public Hearing.

In this particular instance, a situation exists where the application was submitted 2 days after the receipt of a building permit. This is contrary to the policy of timeliness adopted by this Redevelopment Commission. However, the Commission feels that the circumstances involving this application are extenuating based upon the following:

The applicant originally filed an application for designation in November, 1979. No action was taken on that application or the project because of a pending change in regulations from the Environmental Protection Agency regarding the metal plating industry. It is only now that the regulations seem firm enough for Wayne Metal Protection to proceed with their plant expansion.

It is the opinion of the Commission that because Wayne Metal Protection did file an application prior to starting the expansion project, and was caused undue delay through circumstances beyond their control, that the policy of filing prior to the issuance of a building permit should be waived. The Commission is satisfied that, in this case, tax abatement clearly was intended as an incentive to new development.

Action: The Fort Wayne Redevelopment Commission conducted the Public Hearing on October 14, 1981. No one spoke in opposition to the abatement requested.

Recommendation: Following the Public Hearing, the Redevelopment Commission at their Special Meeting on October 14, 1981, did adopt the attached Resolution No. 81-47 recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

Lots 38-42 in White's Second Addition and
Lots 91-93 in Winches First, Second and Third Additions,

located at and commonly known as

1511 Wabash Avenue
Fort Wayne, Indiana

Councilman Mark Giaquinta
Page 2
October 19, 1981

as an "Urban Development Area" for purposes of I. C. 6-11-12-1, as enacted by the General Assembly of the State of Indiana.

Rationale: The Redevelopment Commission staff received the aforementioned application and found that:

The Wayne Metal Protection Company is constructing an addition to its factory. The project will cost approximately \$80,000.00. There will be twenty (20) new factory positions created as a result of the project completion.

It is the opinion of the Commission that the property at 1511 Wabash qualifies as an "Urban Development Area" in view of the fact that the proposal meets many of the objectives of the Redevelopment Commission, as stated in Resolution No. 78-5 authorizing implementation of procedures with regard to Public Law No. 69, as amended. The objectives, which are addressed by the Wayne Metal Protection Company proposal are as follows:

- (a) Effective utilization of vacant or underutilized land,
- (b) Increase in employment, and
- (c) Neighborhood conservation and stabilization.

If you have any questions, please contact this office.



Gary E. Wasson
Executive Director

w;z

Attachments